016.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	950,200 / 950,200
					USE VALUE:	950,200 / 950,200
					ASSESSED:	950,200 / 950,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-30A	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDEIROS WALDEMAR VARGAS
Owner 2:	TRUSTEE/MEDEIROS REALTY TR
Owner 3:	
Street 1:	30 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1941, having primarily Vinyl Exterior and 2904 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6030.000	468,900	600	480,700	950,200
Total Card	0.138	468,900	600	480,700	950,200
Total Parcel	0.138	468,900	600	480,700	950,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.26 | /Parcel: 327.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,900	600	6,030.	480,700	950,200	950,200	Year End Roll	12/18/2019
2019	104	FV	359,700	600	6,030.	510,800	871,100	871,100	Year End Roll	1/3/2019
2018	104	FV	349,200	600	6,030.	372,600	722,400	722,400	Year End Roll	12/20/2017
2017	104	FV	327,600	600	6,030.	324,500	652,700	652,700	Year End Roll	1/3/2017
2016	104	FV	327,600	600	6,030.	276,400	604,600	604,600	Year End	1/4/2016
2015	104	FV	292,200	600	6,030.	270,400	563,200	563,200	Year End Roll	12/11/2014
2014	104	FV	292,200	600	6,030.	222,300	515,100	515,100	Year End Roll	12/16/2013
2013	104	FV	303,900	600	6,030.	211,500	516,000	516,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS WALDEM	26932-79		12/24/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2008	1331	Re-Roof	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
2/11/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 480,721 | Spl Credit | Total: 480,700

User Acct

11720

GIS Ref

GIS Ref

Insp Date

07/25/18

!1419!

PRINT

Date	Time
12/10/20	17:01:16

LAST REV

Date	Time
08/06/18	14:50:13

apro

PAT ACCT. 1419

USER DEFINED

Prior Id # 1:	11720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01163244
Const Adj.:	1.00540435
Adj $ / SQ:	172.907
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679601
Depreciation:	210676
Depreciated Total:	468925

COMMENTS

OF= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

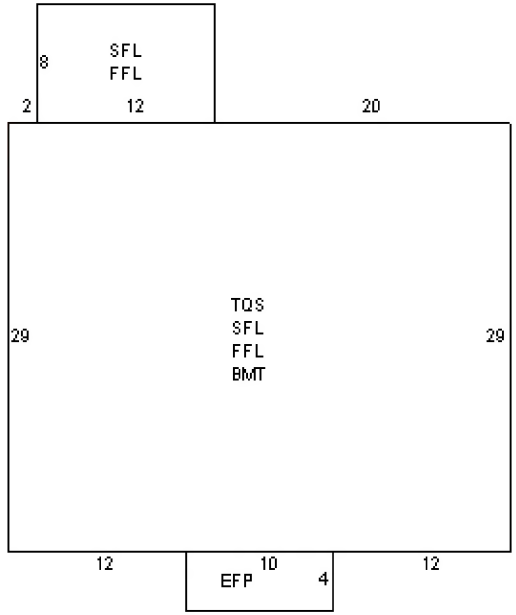
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	6	2	
Totals			
2	14	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,082	172.910	187,085
SFL	Second Floor	1,082	172.910	187,085
BMT	Basement	986	51.870	51,146
TQS	3/4 Story	740	172.910	127,865
EFP	Enclos Porch	40	72.990	2,920

Net Sketched Area:	3,930	Total:	556,101
Size Ad	2903.5	Gross Are	4176	FinArea	2904
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.91
Special Features:	0	Val/Su Net:	119.31
Final Total:	468900	Val/Su SzAd	161.49

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	104						
19	Patio	D	Y	1	14X10	A	AV	1995	4.93	T	19.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600